



Former Empire Pencil Co. Cleanup Project
550 Bourbon Street, Georgetown, KY

May 10, 2010 Public Meeting Presentation
Cleanup Progress and Next Steps



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City of Georgetown, Kentucky – Empire Pencil Company Cleanup Project

History of the Property



- Vacant until the pencil factory building was constructed, circa 1946
- Pencil manufacturing 1946-1980s
- Building remodeled, used as a police station from 1996 to 2006
- Call Center was constructed in 2001, southwest section of the Property
- Former police station building is currently vacant, Call Center still active

INDEPENDENT ENVIRONMENTAL ENGINEERS, SCIENTISTS AND CONSULTANTS

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Previous Studies Completed



- Site Check Sampling Report prepared by Air Soil & Water Consulting and Testing Laboratories, Inc. (ASW) in March 2006
- Phase I Environmental Site Assessments (ESA) prepared by Kentucky Department of Waste Management in October 2007
- Phase II ESA prepared by Kentucky Department of Waste Management in June 2008

BOURBON "B&B" TRASH TANK - J10-B-N02

What cleanup actions are necessary?



- Asbestos Abatement Completed (April 2010)
- E-Waste Removal Completed (2,762 lbs in March 2010)
- Planned Soil Sampling of the Subsurface (May 2010)
- If Clean, Proceed with Demolition
- Plan for Universal Waste Removal (done at the time of demolition)
- Demolition of the building with maximum recycling
- Plan for recycling of electrical switchgear and any structural metal

What is the intended use of the property?



- No committed end use at this time
- Know that ideas for end use require demolition
- Create a clean site that could provide the most options for development
- Plan - Site will be backfilled, graded and seeded until development occurs



Next steps - What is the ABCA?



- Analysis of Brownfield Cleanup Alternatives (ABCA)
 - Option 1 – Demolition with no recycling (\$200-250K)*
 - Option 2 – Demolition with recycling (\$120-150K)*
 - Option 3 – Cleanup of contaminants and partial demolition (\$75-100K)*
- Specification for Demolition will request “green recycling options” - structural metal, concrete

* Rough cost estimates prior to bid

Planned Schedule of Remaining Activities



- Supplemental Soil Sampling – May 2010
- ABCA completed and draft made available to the public and U.S. EPA – May 31, 2010
- U.S. EPA review of ABCA – June 1- 30, 2010
- Demolition specifications and bid – July 1, 2010



Public Participation



- Fact sheet available: www.georgetownky.gov
- Information repository has been established at the City Engineer's office
- ABCA will be made available to the public for a 30-day public comment period, followed by a public meeting (expected in June 2010)
- Public is encouraged to submit comments or questions to the City Engineer

Questions?



Mr. Eric Larson, City Engineer

City of Georgetown
100 North Court Street
Georgetown, KY 40324

Phone: (502) 863-9855

Fax: (502) 863-7813

Email: eric.larson@georgetownky.gov